

Renfrewshire Local Development Plan



**Development Plan Scheme
March 2010**

Introduction

The provisions of the Planning etc. (Scotland) Act 2006 require Planning authorities to prepare a Development Plan Scheme. The purpose of the Development Plan Scheme (DPS) is to set out Renfrewshire Council's programme for preparing and reviewing its Local Development Plan (LDP), and what is likely to be involved at each stage.

Background

The basis for planning decisions in any area is the Development Plan. The current Development Plan for Renfrewshire consists of the Glasgow and Clyde Valley Joint Structure Plan 2006 and the Renfrewshire Local Plan which was adopted in March 2006; these two documents provide the planning policy framework for Renfrewshire.

The Scottish Government requires preparation and approval of Local Development Plans to follow the preparation and approval of the relevant Strategic Development Plans, and will involve 'twin – tracking', where the stages of preparation of the Local Development Plan follow on from relevant stages of preparation of the Strategic Development Plan.

Therefore, the timetable for the Renfrewshire Local Development Plan is very much dependent upon the timetable for and actual progress of the Glasgow and the Clyde Valley Strategic Development Plan (G&CVSDP). The anticipated date for publishing the G&CVSDP is currently March 2011, and the timetable for the LDP set out in this document is consistent with the timetable for the Strategic Development Plan.

However, it is noted that the dates provided herein can only be indicative at this stage. Councils are required by legislation to review the Development Plan Scheme on at least an annual basis, and in subsequent reviews, it is anticipated that as work progresses on the Strategic Development Plan and the first formal stage of the Local Development Plan draws closer, the projected dates will be set more firmly.

Renfrewshire Local Development Plan Process and Timetable

This section of the Development Plan Scheme outlines the different stages of Local Development Plan preparation; aligns each stage with the relevant stage of the Strategic Environmental Assessment process; and indicates a timetable for undertaking this work. In projecting a timetable for the preparation and approval of the Local Development Plan, it should be noted that if, for any reason the target dates set out for the SDP cannot be met, then this will have a 'knock-on' effect on the programme for the LDP. Any changes required to the timetable will be incorporated in future reviews of the Development Plan Scheme.



Under the Environmental Assessment (Scotland) Act 2005 all plans, programmes and strategies need to be subject to a Strategic Environmental Assessment (SEA), and this includes the Local Development Plan. The SEA is an important process which places environmental considerations at the heart of decision-making processes and ensures that policies are fully considered before final decisions are taken.

The Local Development Plan process and SEA are interrelated and the Table 1 below illustrates the relationship between the two processes.

TABLE 1: Procedure & Timetable

Stage	Renfrewshire Local Development Plan	Strategic Environmental Assessment	Estimated Timescale
1	Publish the 2010 Development Plan Scheme.		Spring 2010
2	Monitor existing plan policies and changes in characteristics of the LDP area; research topics; consult appropriate parties in preparation of Main Issues Report	Prepare Scoping Report for submission to the Consultation Authorities.	-----> Summer 2011
3	Prepare and Publish the Main Issues Report and consult over a 12 week period	Prepare and publish the draft Environmental Report alongside the Main Issues Report. Consult over a 12 week period.	Summer 2011(Aug.)
4	Prepare and publish the Proposed Plan taking into account the comments received on the Main Issues Report	Publish Environmental Report alongside the Proposed Plan taking account of the comments received at the Draft Environmental Report Stage.	Summer 2012 (Aug.)
5	Modifications		Late 2012
6	Submission to the Scottish Ministers of the proposed Plan; a report of conformity with the Participation Statement; and a proposed Action Programme		Early 2013 (Feb.)
7	Hold an Examination		Summer 2013
8	Report on the Examination		Early 2014
9	Publish Local Development Plan, with any modifications arising out of Examination Report, and advertise intention to adopt.	Publish Environmental Report	-----> Mid 2014
10	Adoption	Publish post- adoption SEA statement, illustrating how the environmental report has influenced the Local Development Plan.	Mid 2014

Participation Statement

A key objective of the Development Plan Scheme is to illustrate when, how, and with whom, consultation will take place.

Renfrewshire Council is committed to encouraging wide-ranging interest and involvement in the preparation of the first Renfrewshire Local Development Plan, and will have due regard to the provisions of the Scottish Government's Planning Advice Note 81 on 'Community Engagement', and will also adhere to the principles set out in the Council's Corporate Consultation Strategy.

A range of consultation methodologies will be used to ensure full community and stakeholder engagement in the Local Development Plan process. It is important to note that the Council is currently investigating the acquisition of a consultation software module which would be used to store, manage, and report on representations received electronically to the Local Development Plan.

The Development Plan Scheme is not specific at this stage in identifying who we will consult, and the precise methods of consultation. Therefore it is anticipated that as the Participation Statement is reviewed within the Development Plan Scheme more precise provisions can be included in these future editions. The various stages identified in Table 1 are described below; identifying the consultation steps which are required by legislation, and also indicating some of the methods of involvement which may be deployed at each stage.

Stage 1: Development Plan Scheme

- The Development Plan Scheme 2010, will be available from Renfrewshire House, public libraries, and on the Council's website.

Stage 2: Preparatory work for Main Issues Report and Draft Environmental Report

- In the preparation work for the Main Issues Report, the Council will consult the Scottish Ministers; other planning authorities within the wider G&CVSDP area; the key agencies as defined in the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 such as Scottish Natural Heritage; Scottish Environment Protection Agency; Scottish Water; Scottish Enterprise; the Regional Transport Partnership; NHS Greater Glasgow and Clyde.
- Other stakeholders defined by the Council will be consulted. Consultees will be included in a mailing list, and initial communication will be by e-mail or letter.
- A Strategic Environmental Assessment Scoping Report will be prepared, and agreed with the Consultation Authorities. The Scoping Report will identify the issues which the SEA Environmental Report will address, and will be available on the Council's website.



- The Council will carry out monitoring of the impact of the existing policies on the area, and how far the objectives and vision of the Plan have been achieved. The monitoring will contribute towards identifying the issues to be included in the Main Issues Report.

Stage 3: Main Issues Report & Draft Environmental Report

- The Council will publish the Main Issues Report and Draft Environmental Report and publish a notice of such in newspapers circulating in the area, inviting representations and comment. The Main Issues Report will be concentrated on the key changes which have occurred since the previous Renfrewshire Local Plan and the Council's ideas for future development. It will present general proposals to address those issues, together with reasonable alternatives. The Draft Environment Report will provide an assessment of the effect on the environment of each of these options.
- Notification will be sent to the key agencies; neighbouring planning authorities; planning authorities within the same SDP area; and Community Councils
- The document will be made available for inspection in Renfrewshire House, public libraries, and on the Council's website.
- The Council will also notify those additional stakeholders it has identified for consultation. It is likely that a period up to 12 weeks will be allowed for representations to be submitted, which will be accepted in hard copy or electronically.

Stage 4: Proposed Plan & Environmental Report

- The Council will then proceed with the publication of the Proposed Plan and the accompanying Environmental Report. This will include a detailed statement of the planning authority's policies and proposals in relation to the development and use of land. A period of up to 12 weeks will be prescribed for receipt of representations. The requirements for publicity at this stage are the same as for Stage 3 above.
- The Council will notify owners, lessees or occupiers of sites, which the Plan proposes specifically to be developed, and which will have a significant effect on the use and amenity of the site or adjoining area. In this respect owners, lessees or occupiers of neighbouring land affected by LDP proposals will also be notified.

Stage 5: Modifications

- Where the Council proposes to make modifications to the Plan arising out of representations received, these modifications will be published and the same arrangements for publicity and consultation will apply as for Stage 3 above.

Stage 6: Submission to Scottish Ministers

- When the Council is satisfied that the proposed Plan is in its final form, whether modified or not, the Plan will be submitted to the Scottish Ministers; the Council

will give notice in local newspaper(s) of such submission; make copies of the plan available for inspection in Renfrewshire House and libraries; and publish the submitted plan on the Council's website.

- At the same time, the Council will publish and make available alongside the Plan, its Action Programme for implementing the Plan. The Action Plan will be a list of activities required to deliver each of the Plan's policies and proposals; the name of the person who is to carry out the action; and the timescale for carrying out each action.
- The Council also has to submit to the Scottish Ministers a report of conformity with the Participation Statement, so that the person appointed to carry out the Examination into the issues raised by representations to the proposed Plan can assess whether the authority has consulted on the plan and involved the public in the way they said they would in their Participation Statement.

Stage 7: Examination into the Plan

- Where an Examination is to be held into the Plan because of unresolved objections, the Council will give notice by advertisement in the press that the Examination is being held and will notify the interested parties of the inquiry procedures, by their preferred means of communication. We will also make information available on our website.

Stage 8: Report of the Examination

- Once the examination is complete, the Reporter will prepare and publish their findings and submit it to Renfrewshire Council who in turn will make the report and the Council's responses to the Reporter's recommendations available to the public for inspection.

Stage 9: Intention to Adopt

- Renfrewshire Council will modify the Local Development Plan in light of the Reporter's recommendations unless there is sufficient justification not to accept them. Any significant amendments made to the Local Development Plan will be subject to strategic environmental assessment. The modified Local Development Plan will be published and forwarded to the Scottish Ministers. The Council will contact all consultees and interested parties and advertise its intention to adopt the Local Development Plan in the press.

Stage 10: Adoption

- Unless directed otherwise by the Scottish Ministers within a 28 period from the advertisement of intention to adopt the Local Development Plan, the Council will proceed to adopt the Plan. The proposed Plan, once adopted, is constituted as the Local Development Plan for Renfrewshire. The Council will publish this Plan; send copies to the Scottish Ministers; notify those who have made representations; and advertise in local newspapers that the Local Development Plan is available for inspection.



Renfrewshire Local Development Plan
Development Plan Scheme March 2010

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